

STAFF REPORT

Meeting Date: December 4, 2002

Consent

LAFCO CASE

NAME AND NO: LAFCO 02-19 – City of Oxnard Reorganization – Stroube

PURPOSE: Reorganization of the City of Oxnard to annex a parcel of approximately 4.97 acres, and detach the parcel from the Ventura County Fire Protection District and Ventura County Resource Conservation District to accommodate residential development.

PROPONENT: City of Oxnard by Resolution.

SIZE: Approximately 4.97 acres

LOCATION: The site is located south and adjacent to Stroube Street, north of and adjacent to Sycamore Street, approximately 200 feet west of Colonia Avenue. The proposal area is located within the City of Oxnard's Sphere of Influence and Area of Interest.

ASSESSOR'S

PARCEL NO.: 132-0-051-010

NOTICE: This matter has been noticed as prescribed by law.

RECOMMENDATIONS:

Adopt the attached resolution (LAFCO 02-19) making determinations and approving City of Oxnard Reorganization – Stroube

COMMISSIONERS AND STAFF

COUNTY Steve Bennett, Chair Kathy Long <i>Alternate:</i> Judy Mikels	CITY <i>Vacant</i> John Zaragoza <i>Alternate:</i> Evaristo Barajas	SPECIAL DISTRICT Jack Curtis John Rush <i>Alternate:</i> Dick Richardson	PUBLIC Louis Cunningham, Vice Chair <i>Alternate:</i> Kenneth M. Hess
EXECUTIVE OFFICER Everett Millais	PLANNER III Hollie Brunsky	CLERK Debbie Schubert	LEGAL COUNSEL Noel Klebaum

GENERAL ANALYSIS:

1 Land Use:

A. Site Information:

	Land Use	Zone District Classification	General Plan Designation
Existing	Vacant.	County: R-1	County: Existing Community/Urban Reserve
Proposed	38 Single-family dwellings (SFD)	City: R-2-PD	City: Low Medium Density Residential

B. Surrounding Land Uses and Zoning and General Plan Designations

	Land Use	Zone District Classification	General Plan Designation
North	SFD/Residential	City: R-1	City: Low Density Residential
South	SFD/Residential	City: R-1	City: Low Density Residential
East	SFD/Residential	City: R-1	City: Low Density Residential
West	Vacant (Future River Park Specific Plan area)	City: Oxnard Town Center Specific Plan	City: Regional Commercial /General Commercial

C. Topography, Natural Features and Drainage:

The site is part of the Oxnard Plain and is relatively flat with no significant features. The site will be graded with 2 – 5 percent slopes to accommodate development and drainage.

D. Conformity with Plans:

The proposal area is located within the unincorporated area of the County of Ventura and within the City of Oxnard's sphere of influence. The site is within the SOAR and CURB boundaries for the City of Oxnard. The proposal area is part of an island of unincorporated territory. The County has a General Plan designation of Existing Community with an Urban Reserve Overlay for the proposal area as it has been designated for future urban use. The proposed development conforms to the City's pre-zoning and General Plan designation for residential development.

2. Impact on Prime Agricultural Land, Open Space and Agriculture:

The proposal area is not being used for agriculture and is not shown as “Prime” and of “Statewide Importance Farmlands” on the Important Farmlands Inventory (IFI) map. However, the proposal area is considered to be prime agricultural land as defined in Government Code Section 56064 as the soils on site are Class I and Class II soils.

The site is not under a Williamson Land Conservation Act contract.

There were no mitigation measures proposed for the loss of approximately 4.97 acres of Class I and II soils as the acreage was below the City’s threshold of significance for loss of agriculture.

There were no comments from the County of Ventura Office of the Agricultural Commissioner.

The proposal area is surrounded by existing or approved urbanized development and the boundaries of the City of Oxnard. The proposal area is considered to be part of an “unincorporated island of territory” within the City of Oxnard.

3. Population:

There are no residences in the proposal area. Thus, the site is considered uninhabited.

4. Services and Controls – Need, Cost, Adequacy and Availability:

City Services

Upon annexation the City has represented that the full range of City services, including water, sewer disposal, drainage, law enforcement, fire protection, street lighting, and recreation and parks, will be provided. The proposed development will require connection to the City’s sanitary sewer and water systems. Utility improvements can be extended from existing sewer and water pipelines within the vicinity of the proposal area. The developer will finance any necessary connections to utilities. Sanitary sewer and water services will be paid for connection charges and by residential user fees.

Schools

The proposal area is within the Oxnard Union High School District and the Rio School District. The anticipated additional enrollment from the development of 38 residential units for the Oxnard Union High School District is approximately 7 students and approximately 22 students for the Rio School District. The City has indicated that although the Rio School District can accommodate the additional students, Oxnard Union High School District cannot. The developer has entered into a mitigation agreement with the Oxnard Union High School District that requires the developer to pay impact fees to the District. The impact fees will assist in offsetting costs of construction of new or temporary facilities in order to accommodate the students in the proposal area.

5. Boundaries and Lines of Assessment:

The boundaries are definite and certain. There are no conflicts with lines of assessment or ownership.

A map sufficient for filing with the State Board of Equalization has been received from the proponent.

6. Assessed Value, Tax Rates and Indebtedness:

The proposal is presently within tax rate area 77037 (\$1.106923). Upon completion of this annexation the area will be assigned to a new tax rate area.

The total assessed value for APN 132-0-051-010 per the 2002-2003 tax roll is \$69,662.

7. Environmental Impact of the Proposal:

The City of Oxnard is the lead agency for this proposal. The City prepared and certified a Mitigated Negative Declaration (#02-04) pursuant to Section 15070 of the State CEQA Guidelines. The MND proposes mitigation measures in the following areas to lessen any environmental impacts so that they can be considered less than significant:

- *Air Quality* – Short and Long term impacts due to construction and vehicles
- *Cultural Resources* – Potential archeological resources
- *Geology and Soils* – Soil erosion, liquefaction, potential for seismic ground shaking
- *Water Quality* - Change in drainage patterns; storm water runoff, well abandonment, and pollution
- *Recreation* – Impacts to parks and recreational facilities
- *Traffic* – Cumulative effect of roads and highways.
- *Utilities* – Impacts to drainage facilities and solid waste disposal

The MND was made available for review at the Ventura LAFCO office and is also made available at the LAFCO meeting for review.

8. Regional Housing Needs

The City of Oxnard's Housing Element was approved by the State of California's Housing and Community Development Department on May 10, 2001. The reorganization will result in 38 new dwelling units, of which 22 will be provided for persons of low income. The approved subdivision is consistent with housing and population projections set forth in the SCAG Regional Comprehensive Plan and Guide and SCAG demographic projections for the City of Oxnard. The subdivision assists the City of Oxnard in achieving its fair share of the regional housing needs of the County.

9. Landowner and Annexing Agency Consent:

The applicant certifies that the owner involved in this proposal has given their written consent. The Ventura County Resource Conservation District and the Ventura County Fire Protection District have given their consent and have agreed to waive conducting authority proceedings.

SPECIAL ANALYSIS

Island of Unincorporated Territory

The proposal area is part of an "Island of Unincorporated Territory" known as "Old El Rio." The proposal area is substantially surrounded by the City of Oxnard and within the City's Sphere of Influence.

The parcels within the Old El Rio area, including the Stroube proposal area, are receiving water and sanitary sewer services from the City of Oxnard. LAFCO policy encourages proposals to include adjacent urbanized areas that are receiving public services and seeks to eliminate unincorporated islands of territory for planned, orderly, and efficient development.

As part of the approval for the RiverPark proposal (LAFCO #02-01), your Commission conditioned the approval to require that, prior to the recordation of the RiverPark reorganization, the City of Oxnard receive a Certificate of Filing for both the Stroube proposal and the Old El Rio proposal issued by the Executive Officer.

The approval of the Stroube proposal will leave an island of unincorporated territory, the remainder 23 acres of the Old El Rio territory. Therefore, it is recommended that your Commission condition the Stroube proposal similar to the condition for the RiverPark project in order to comply with LAFCO policies and to ensure the annexation of the remainder Old El Rio territory. The condition would require the City of Oxnard to submit an acceptable annexation proposal so that a Certificate of Filing for the Old El Rio

proposal could be issued by the Executive Officer, stating LAFCO's acceptance of the proposal for filing, prior to recordation of the reorganization for Stroube.

The LAFCO Commissioners Handbook dated January 1, 2002, Section 3.3.1.1. states that applications to annex unincorporated islands are normally to be approved by LAFCO.

With the recommended conditions, compliance with the General Boundary Criteria of the Commissioner's Handbook will be satisfied.

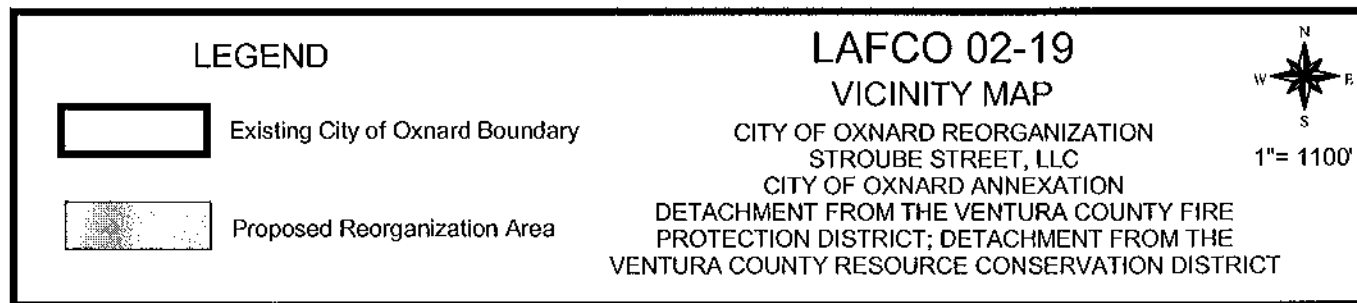
ALTERNATIVE ACTIONS AVAILABLE:

- A. If the Commission, following public testimony and the review of the materials submitted, determines that further information is necessary, a motion to continue one or both of the proposals should state specifically the type of information desired and specify a date certain for further consideration.
- B. If the Commission, following public testimony and review of materials submitted with this application wishes to deny or modify this application, a motion to deny should include adoption of this Report and all referenced materials as part of the public record.

STAFF: Hollee King Brunsky, AICP, Planner III

BY: _____
Everett Millais, Executive Officer

Attachments: (1) Vicinity Map
(2) LAFCO 02-19 Resolution



LAFCO 02-19

**RESOLUTION OF THE VENTURA LOCAL AGENCY
FORMATION COMMISSION MAKING DETERMINATIONS
AND APPROVING THE CITY OF OXNARD
REORGANIZATION – STROUBE; ANNEXATION TO THE
CITY OF OXNARD; DETACHMENT FROM THE VENTURA
COUNTY FIRE PROTECTION DISTRICT; DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

WHEREAS, the above-referenced proposal has been filed with the Executive Officer of the Ventura Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Section 56000 of the California Government Code); and

WHEREAS, at the times and in the manner required by law, the Executive Officer gave notice of the consideration by the Commission on the proposal;

WHEREAS, the proposal was duly considered on December 4, 2002; and

WHEREAS, the Commission heard, discussed and considered all oral and written testimony for and against the proposal including, but not limited to, the LAFCO Executive Officer's Staff Report and recommendation, the environmental document and determination, and applicable General and Specific Plans; and

WHEREAS, proof has been given to the Commission that the affected territory is considered uninhabited; and

WHEREAS, information satisfactory to the Commission has been presented that the property owners of the land within the affected territory have given their written consent to the proposal; and

WHEREAS, information satisfactory to the Commission has been presented that all agencies having land detached within the affected territory have given their written consent for the proposal; and

WHEREAS, the Local Agency Formation Commission finds the proposal to be in the best interest of the affected area and the organization of local governmental agencies within Ventura County.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED by the Local Agency Formation Commission as follows:

- (1) The LAFCO Executive Officer's Staff Report and Recommendation for approval of the proposal dated December 4, 2002 is adopted.
- (2) Said Reorganization as set forth in Exhibit A and attached hereto is hereby approved.
- (3) Said territory is found to be uninhabited.
- (4) The subject proposal is assigned the following distinctive short form designation:

**LAFCO 02-19 - CITY OF OXNARD REORGANIZATION –
STROUBE**

- (5) The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A attached hereto and made a part hereof.
- (6) The Commission has reviewed and considered the information contained in the Mitigated Negative Declaration and adopts the lead agency's Mitigation Measures and makes a specific determination that the significant issues and proposed Mitigation Measures as adopted by the lead agency adequately address the project [Section 15070 et al].
- (7) The Commission directs staff to file a Notice of Determination in the same manner as a lead agency under Section 15075.
- (8) **The Certificate of Completion for this reorganization may not be recorded until an application has been filed pursuant to G.C. Section 56375.3 and G.C. Section 56755 and a Certificate of Filing has been issued for the City of Oxnard Reorganization – Old El Rio proposal.**
- (9) The Commission determines that the project is in compliance with Government Code Section 56741 as the territory to be annexed is located within one county and is contiguous with the boundaries of the City of Oxnard.

- (10) The Commission waives conducting authority proceedings, since satisfactory proof has been given that the subject property is uninhabited, that all landowners within the affected territory have given their written consent to the proposal, and that all affected agencies that will gain or lose territory as a result of the proposal have consented in writing to the waiver of conducting authority proceedings. [Government Code Section 56663].

This resolution was adopted on December 4, 2002.

AYES:

NOES:

ABSTAINS:

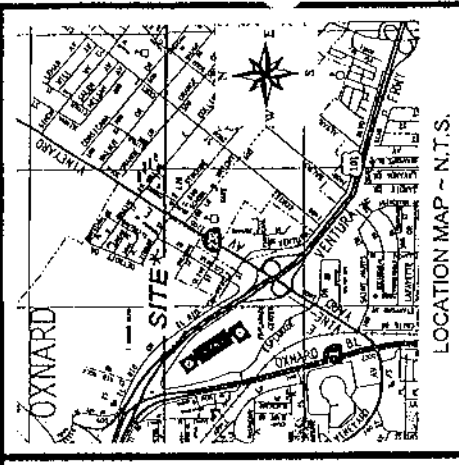
Dated: _____

Chair, Ventura Local Agency Formation Commission

Attachment: Exhibit A

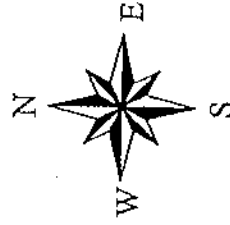
Copies: City of Oxnard
Ventura County Fire Protection District
Ventura County Resource Conservation District
Ventura County Assessor
Ventura County Auditor
Ventura County Surveyor
Ventura County Planning

02-19



Prepared By:
Community Dynamics
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 Los Angeles, CA 90045
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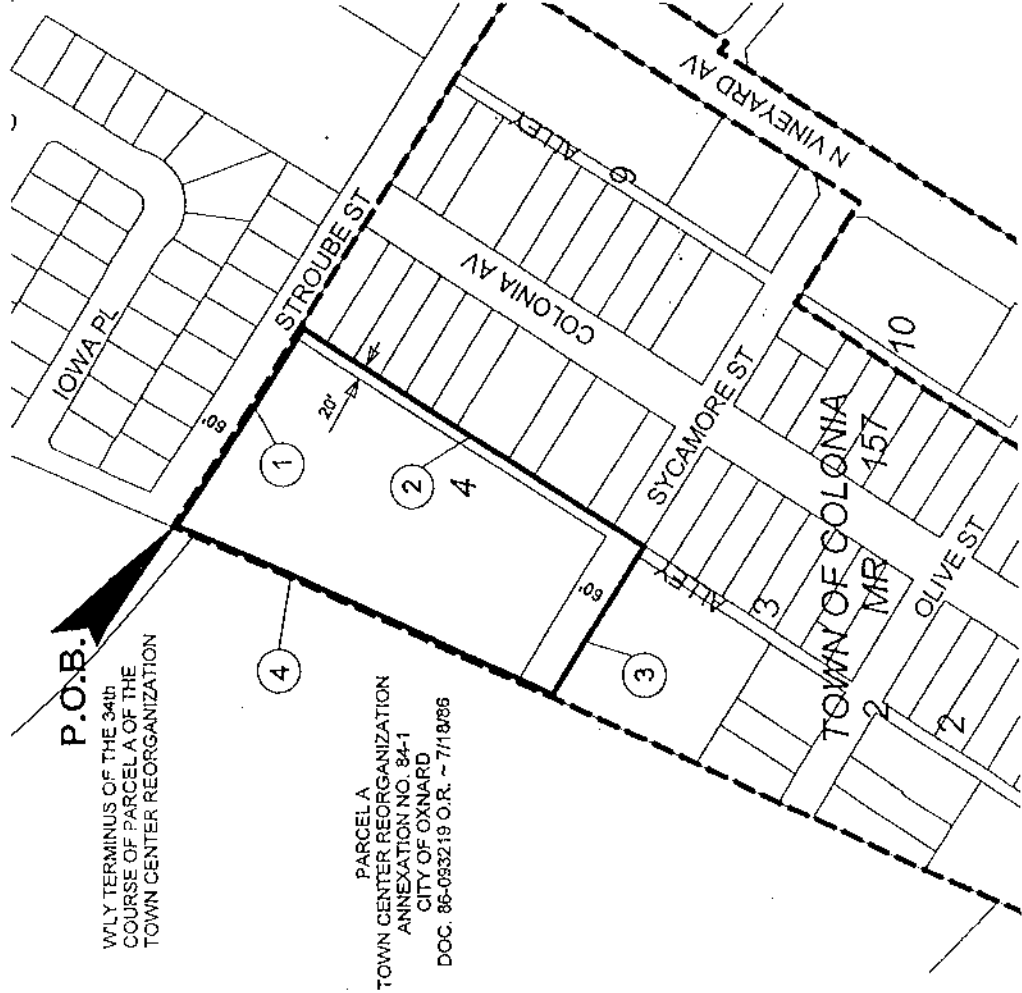
COURSES	
1st - S 57°52'15" E	377.00'
2nd - S 32°07'45" W	660.00'
3rd - N 57°52'15" W	279.41'
4th - N 23°43'05" E	667.18'
4.97 Acres	



**STROUBE STREET, LLC
 REORGANIZATION**
 ANNEXATION TO THE CITY OF OXNARD
 AND DETACHMENT FROM THE VENTURA COUNTY
 FIRE PROTECTION DISTRICT AND DETACHMENT
 FROM THE VENTURA COUNTY RESOURCE
 CONSERVATION DISTRICT

That portion of Block 4 of the Town of Colonia, in the County of Ventura, State of California, as said Block 4 is shown on the map recorded in the office of the County Recorder of said County in Book 2, Page 157 of Miscellaneous Records.

January 6, 2001
 Sheet 1 of 1



--- EXISTING CITY OF OXNARD BOUNDARY
 --- PROPOSED ANNEXATION BOUNDARY

**STROUBE STREET, LLC
REORGANIZATION
ANNEXATION TO THE CITY OF OXNARD
AND DETACHMENT FROM THE VENTURA COUNTY
FIRE PROTECTION DISTRICT AND DETACHMENT
FROM THE VENTURA COUNTY RESOURCE
CONSERVATION DISTRICT**

02-19

That portion of Block 4 of the Town of Colonia, in the County of Ventura, State of California, as said Block 4 is shown on the map of said Town of Colonia recorded in the office of the County Recorder of said County, in Book 2, Page 157 of Miscellaneous Records, described as follows:

Beginning at the most northerly corner of said Block 4 of the Town of Colonia, said corner also being the westerly terminus of the 34th course of Parcel A of the Town Center Reorganization, Annexation No. 84-1 to the City of Oxnard and Detachment from the Ventura County Fire Protection District and Detachment from the Ventura County Resource Conservation District, as recorded in the office of said County Recorder on July 18, 1986 as Document No. 86-093219 of Official Records; thence, along the northeasterly line of said Block 4 and the existing City of Oxnard boundary,

- 1st - South 57°52'15" East 377.00 feet to the southeasterly line of the Alley, 20.00 feet wide, as shown on the map of said Block 4 of said Town of Colonia; thence, leaving said existing City of Oxnard boundary along said southeasterly line of said Alley,
- 2nd - South 32°07'45" West 660.00 feet to the southwesterly line of Sycamore Street, 60.00 feet wide, as shown on said map of said Town of Colonia; thence, along said southwesterly line,
- 3rd - North 57°52'15" West 279.41 feet to the northwesterly line of said Town of Colonia, said line also being the existing boundary of said City of Oxnard; thence, along said northwesterly line and said existing City of Oxnard boundary,
- 4th - North 23°43'05" East 667.18 feet to the point of beginning and containing 4.97 acres.